



## **LOBSTER POT, THE SQUARE, ST MAWES, TR2 5DJ.**

### **Accommodation**

**Ground Floor:** Entrance Hall, Two Double Bedrooms,  
both with En Suite Shower Rooms.

**First Floor:** Landing, Open Plan Living Dining Kitchen.  
**Outside:** Sun Terrace, Parking Space.

**Guide Price £649,000**

Freehold

Viewing only by appointment with H Tiddy

Having recently undergone a complete and comprehensive refurbishment throughout providing an exceptional high-quality finish with a chic, stylish and modern look that oozes elegance, this spacious cottage is tucked away enjoying privacy yet is centrally located in St Mawes being only approximately 50 yards from the waterfront and harbour. A major benefit of this cottage is the off-road parking, making the property ideal as a home, holiday retreat or letting investment having been successfully let providing a lucrative income over the years.

The views from the cottage are stunning with beautiful panoramic water views across the harbour to St Anthony Headland, out to Falmouth Bay and beyond to the Lizard Peninsula and also to the mouth of the Percuil River and Place Manor. One of the upgrades enjoyed from the renovations is the sliding doors and Juliette balcony upstairs where the lovely views can be enjoyed as the ferry docks at the quay.

The accommodation is reverse level with two double bedrooms on the ground floor, each with an en suite shower room. These rooms have all been beautifully finished to a high standard giving a feel of luxury. Upstairs the open plan room is cleverly laid out offering a cosy living area, kitchen and dining space. The refitted kitchen is very impressive with high quality fittings and lots of wall and floor cupboards for storage. Overall, this room has a great sense of space filled with light from the large Juliette balcony and also a lovely comfortable homely feel.

Outside is a south facing paved sun terrace, ideal for enjoying the sunshine and alfresco dining.

Properties of this ilk are rarely available in this exclusive village with a high quality, ready to enjoy finish, stunning coastal and sea views, a private but central location, and parking!



**Location Summary – (distances and times are approximate)**

Truro – 10 miles via car ferry. Falmouth – 25 minutes by passenger ferry or 15 miles by car ferry. Cornwall Airport Newquay – 29 miles with flights to London Heathrow (70 minutes), and Manchester (80 minutes). St Austell - 15 miles with London Paddington 4 hours by rail. Plymouth – 58 miles. Exeter - 97 miles.

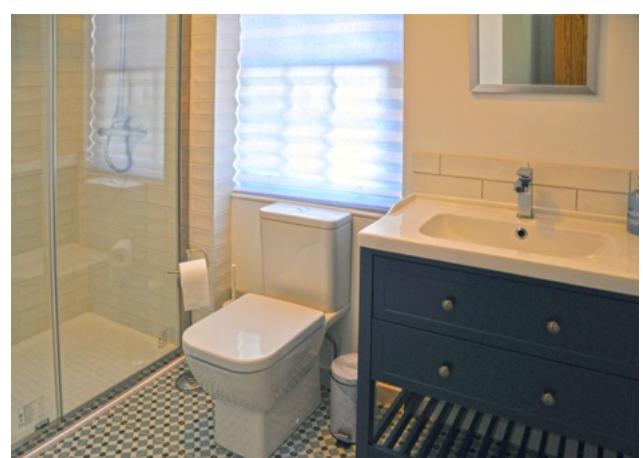
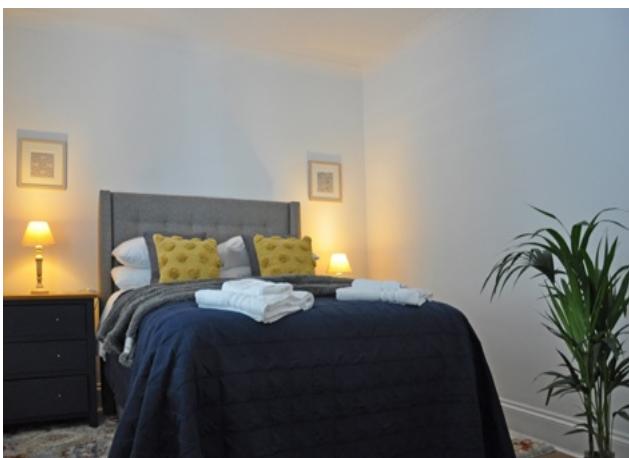
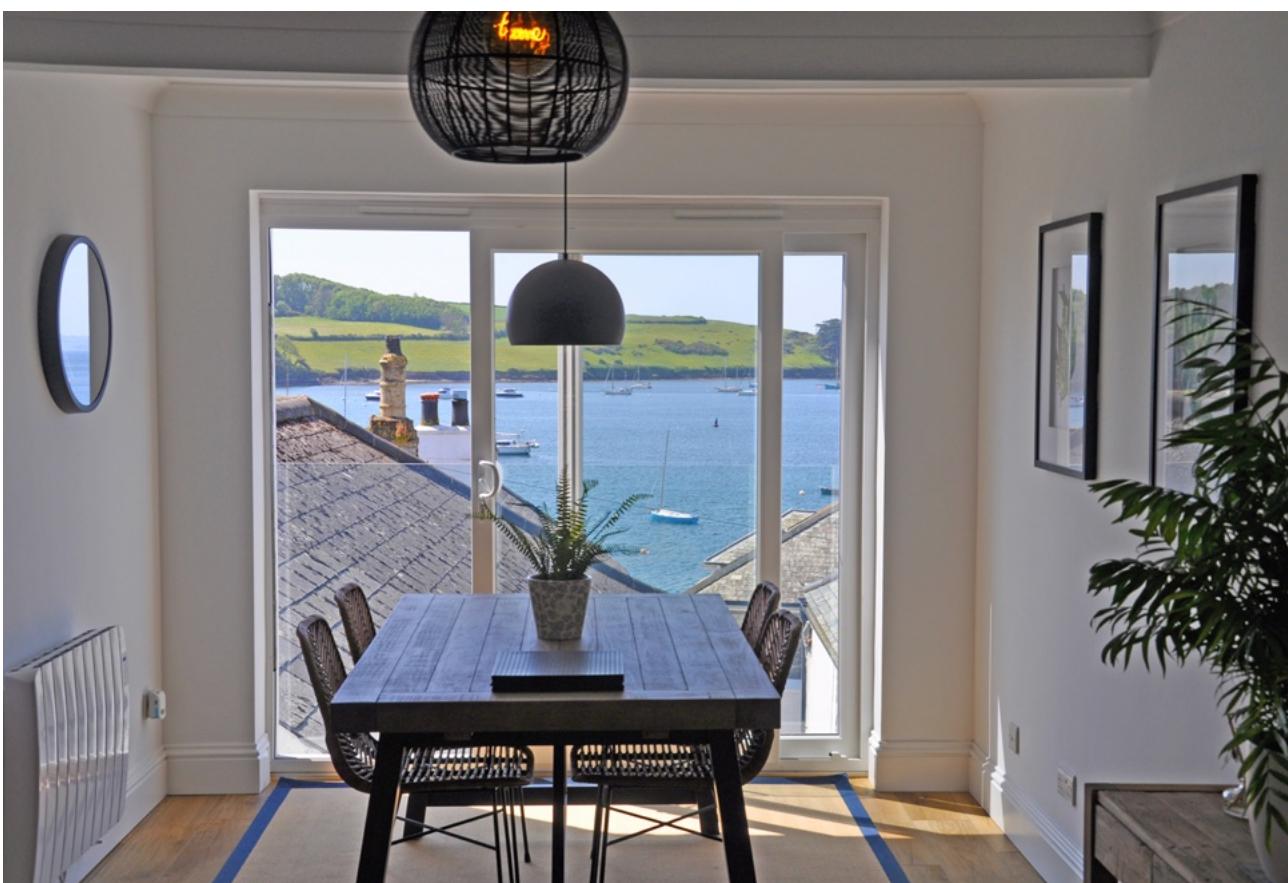
**Location – St Mawes**

This enchanting south facing harbour village is found on the eastern side of the Fal Estuary, in an Area of Outstanding Natural Beauty, with much of its surroundings owned by the National Trust. The village is centred round its quaint harbour, its own beaches and Castle. It has a good wide range of amenities, which are open all year, including butchers, bakers, convenience store, post office / newsagent, doctors, hairdressers, dentist, pharmacy, village hall, church, delicatessen and clothing shops including Fat Face. The village also has two public houses, and an excellent range of cafes, restaurants, art galleries, gift and ice cream shops.

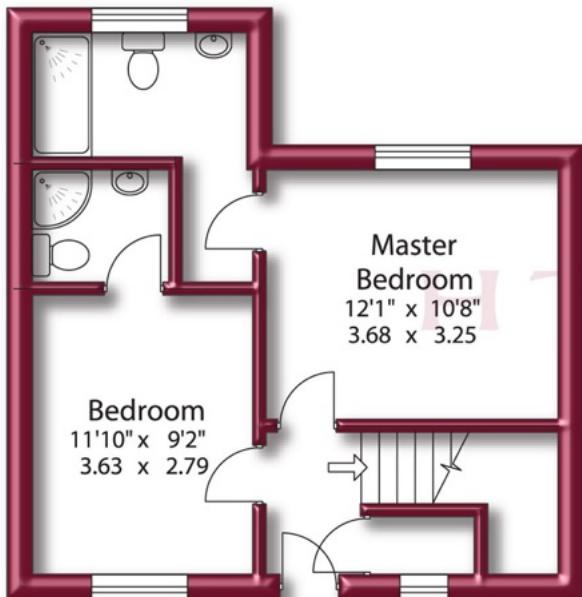
St Mawes has long been one of the West Country's more desirable and exclusive destinations, with Olga Polizzi's Hotel Tresanton and the recently re-modelled Idle Rocks Hotel both luring the rich and famous. The village has superbly varied and accessible sailing waters and an active sailing club with a full programme of village regattas, club races and various national championships to cater for all ages.

In a wider context, Cornwall has been enjoying a renaissance offering a range of accessible attractions such as the Eden Project, the National Maritime Museum, the Lost Gardens of Heligan, the Tate Gallery and Truro Cathedral. Fine dining Michelin star and celebrity chef restaurants are in abundance, including Rick Stein (Padstow), Nathan Outlaw (Port Isaac), Paul Ainsworth (Padstow), and Aaron McNamara at the Driftwood, Rosevine.

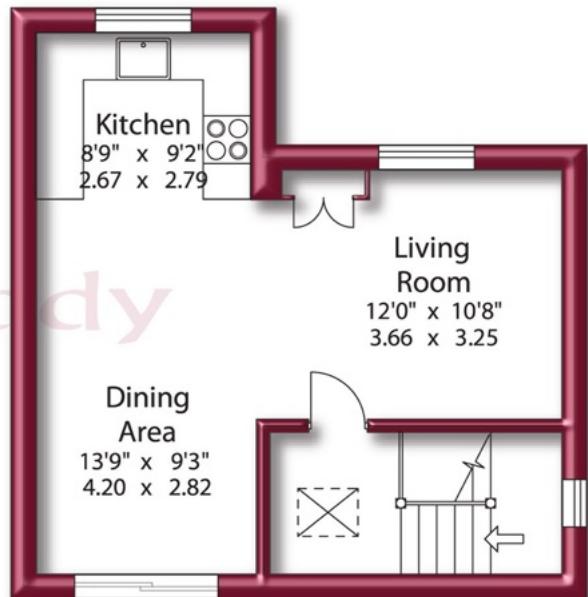




Approx Gross Internal Floor Area = 851 Sq. Feet  
= 79.0 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

## General Information

### Services

Mains water, electricity and drainage. Electric heating. New double glazing and window shutters. Telephone and television points.

NB: the electrical circuit, appliances and heating system have not been tested by the agents.

Energy performance certificate rating E. Council tax band – Business Rated.

Viewing: Strictly by appointment with H Tiddy. Changeover Days are Saturdays for viewings during the weeks the property is occupied by paying guests.

Fixtures, Fittings, Contents and Furnishings: With the exception of personal belongings, furnishings and contents are available by separate negotiation.

Ofcom Mobile Area Coverage Rating: Likely for EE, O2 and Vodafone, and Three.

FTTC Superfast Broadband available: Openreach predicted max download speeds: Superfast 80 Mbps; Standard 24 Mbps.

GOV.UK Long-Term-Flood-Risks: River/Sea: Very Low. Surface Water: Very Low.

### Important Notice

Every effort has been made with these details but accuracy is not guaranteed and they are not to form part of a contract. Representation or warranty is not given in relation to this property. An Energy Performance Certificate is available upon request. All negotiations must be with H Tiddy. Before proceeding to purchase, buyers should consider an independent check of all aspects of the property.

General Data Protection Regulations: We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our office in St Mawes.

